

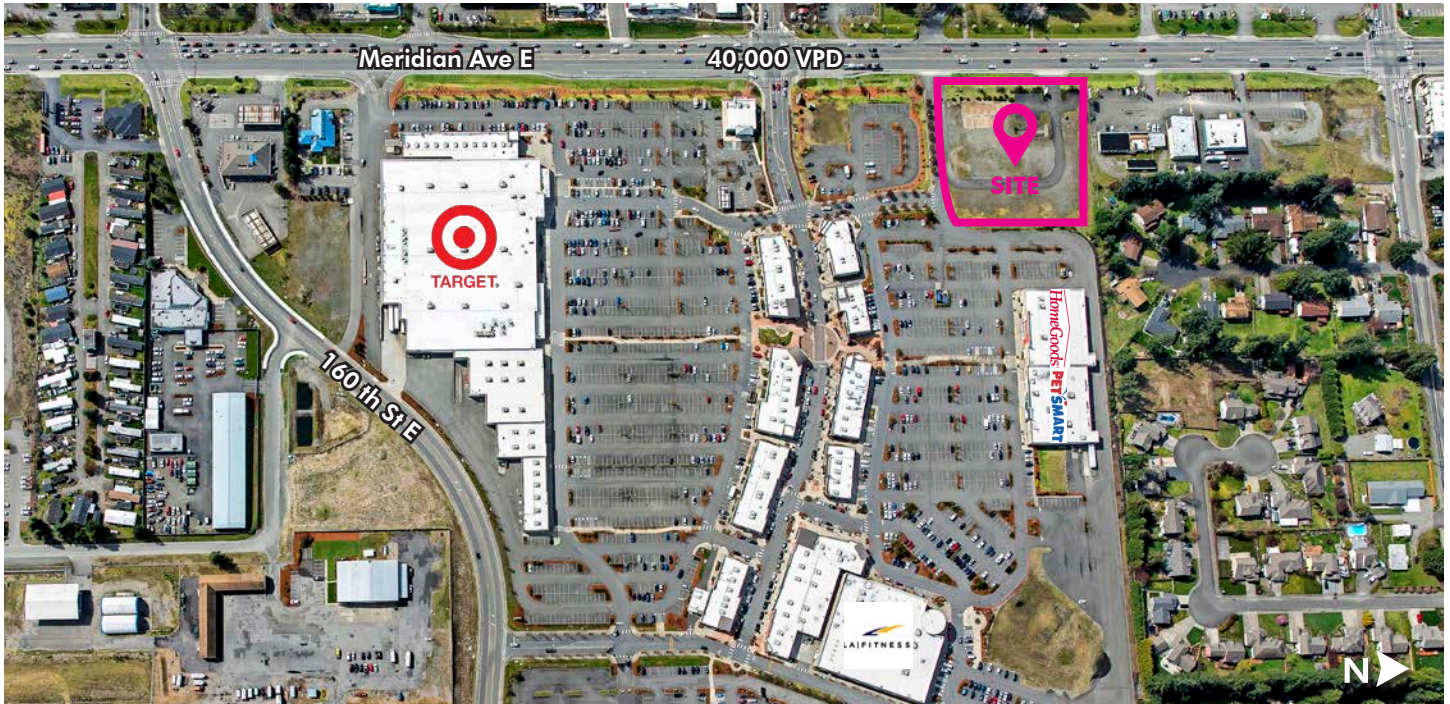
FOR SALE OR LEASE

Lamplighter at Sunrise Village

15415 MERIDIAN AVE EAST, PUYALLUP, WA 98374

RETAIL

Prime Development Site on Puyallup's South Hill



PROPERTY INFO

- + High visibility site on Meridian Ave E
- + Adjacent to Sunrise Village - A vibrant lifestyle center anchored by Target, LA Fitness, PetSmart, and HomeGoods
- + Traffic count on Meridian 40,000+ VPD
- + Parcel numbers: 041922704 & 0419227033
- + Land area: 99,282 SF (2.27 AC)
- + Zoning: Urban Village, South Hill Community Plan, Pierce County
- + Available for sale or build to suit leasing options



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KEY DEMOGRAPHICS

- + Population 84,778 within 3 miles
- + Households 29,385 within 3 miles
- + Average Household Income \$91,366 within 3 miles
- + Daytime Employment 18,645 within 10-minute drive time
- + New housing units planned/in development:
 - 4,189 units within 3-miles
 - 14,678 units within 6-miles

SITE PLAN



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RETAIL

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Place of Work			
2019 Businesses	419	1,920	4,176
2019 Employees	3,908	23,678	46,725
Population			
2010 Population - Census	12,207	72,096	151,356
2018 Population - Current Year Estimate	14,860	83,647	179,596
2023 Population - Five Year Projection	16,121	90,434	194,837
Population Growth			
2010-2018 Annual Population Growth Rate	2.15%	1.62%	1.87%
2018-2023 Annual Population Growth Rate	1.64%	1.57%	1.64%
Households			
2000 Households - Census	3,813	20,392	42,364
2010 Households - Census	4,861	26,080	55,179
2019 Households - Current Year Estimate	5,870	29,940	64,496
2024 Households - Five Year Projection	6,368	32,265	69,675
2010-2019 Annual Household Growth Rate	2.06%	1.50%	1.70%
2018-2023 Annual Household Growth Rate	1.64%	1.51%	1.56%
Average Income			
2019 Average Household Income	\$78,408	\$97,102	\$96,312
2024 Average Household Income	\$92,245	\$113,238	\$112,932
Median Income			
2019 Median Household Income	\$63,802	\$81,954	\$79,839
2023 Median Household Income	\$78,540	\$95,633	\$93,389

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